

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: July 2, 2015

Meeting No.: 207

Project: Canton Crossing Residential

Phase: Continued Schematic

Location: Cardiff Avenue and S. Highland Street

PRESENTATION:

Mr. Charles Alexander, Principal at Alexander Design Studio; presented a revised schematic design. Changes to the design included:

- Two levels of parking under a podium base;
- Six levels of residential above the podium;
- An exterior pool deck, terrace and clubhouse component above the one story retail element along Cardiff Avenue;
- An elevator and stair tower extruded from the residential block to provide an iconic vertical expression and sight lines to the waterfront; and

Ms. Lydia Kimball representing Floura Teeter Landscape Architects, identified changes to the landscape/streetscape plan. They included:

- A wider side walk and planting area along Cardiff Avenue;
- An entry plaza at the corner of South Baylis Street and Cardiff Avenue; and
- Additional trees and planting beds along South Baylis Street and South Highland Street.

COMMENTS OF THE PANEL:

In general, the Panel was pleased with the new Design direction and complemented the Architect on both a thoughtful, rational design solution and thorough presentation. In an effort to clarify and or strengthen the design, the Panel had the following comments:

SITE/LANDSCAPE:

- Consider the elimination of five to seven parallel parking spaces along South Baylis and Highland Street in order to establish a stronger and continuous cadence of trees,
- Continue to study the entry plaza to create a stronger eastern edge and a clear route to a recommended relocated main residential entry within the iconic vertical tower element.

MASSING/URBAN DESIGN:

- Consider shifting the line of residential units along Danville Avenue further to the north to create additional distance from the industrial uses and infrastructure along the south edge of Danville. An increase from the proposed ten feet to twenty or twenty five would be desirable.
- Continue to study the two story loggia and frame element along Cardiff Avenue. In particular, the Panel felt the element was visually heavy at the top and that the frame, as it rests in the entry plaza, could help to denote the main entry; serving as an entry portal.
- Consider relocating the main entry into the base of the iconic elevator tower, as the proposed one story entry element lacked importance and visual stature.

ARCHITECTURE:

- Study the Eastern façade of the iconic elevator tower to see if it can be more transparent.
- Continue to study the north facing “retail” façade along Cardiff Avenue. The proposed facade, with an equal proportion of ground level storefront to upper solid masonry wall; lacked detailed fenestration to reduce the scale, proportion and visual weight of the masonry. The introduction of projected retail canopies, signage and wall mounted lighting fixtures could enliven an otherwise flat façade.
- Continue to study the east and west elevations to diminish the strong horizontal base element represented by the parking function. Additional efforts to bring the residential materials and architecture to the street would be merited.
- Continue the investigation of building materials as they relate to the south side of the project and the adjacent, perhaps combustible uses.

PANEL ACTION:

Recommend approval with comments.

Attendees:

Charles Alexander, Eric Lewis – Alexander Design Studio
 Bob Rosenfelt, Carla Ryon – CMR
 Jeff Price – Pollack/Shores
 Caroline Hecker, Esq.– RMG, LLP
 Lydia Kimball – Floura Teeter
 Stephen Weiss – Colliers International
 John C. Murphy – Attorney
 Sara Salinas - BBJ

David Rubin, Rich Burns*, Gary Bowden, and David Haresign – UDARP Panel

Tom Stosur, Anthony Cataldo, and Christina Hartfield – Planning